

056.A

0004

0006.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
239,100 / 239,100
239,100 / 239,100
239,100 / 239,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		OLD COLONY LN, ARLINGTON

OWNERSHIP	Unit #:	6
Owner 1: XIANG JASON		
Owner 2: ZHOU CHUNHUA LISA		
Owner 3:		

Street 1: 3 RIVER ST
Street 2:

Twn/City: WINCHESTER
St/Prov: MA Cntry: Own Occ: N
Postal: 01890 Type:

PREVIOUS OWNER
Owner 1: DIMASCIO KRISTINA M -
Owner 2: -
Street 1: 4 OLD COLONY LANE #6
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 610 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R5 APTS LOW
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo
0 Sq. Ft. Site 0 0. 0.00 6039

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	239,100			239,100	
Total Card	0.000	239,100			239,100	Entered Lot Size
Total Parcel	0.000	239,100			239,100	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 391.97	/Parcel: 391.97		Land Unit Type:

User Acct
150142
GIS Ref
GIS Ref
Insp Date
10/10/17



USER DEFINED

Prior Id # 1: 150142
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 00:58:32
Last Rev
Date Time
10/10/17 14:20:19
danam
4693
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	239,100	0	.	.	239,100		Year end	12/23/2021
2021	102	FV	235,800	0	.	.	235,800		Year End Roll	12/10/2020
2020	102	FV	229,100	0	.	.	229,100	229,100	Year End Roll	12/18/2019
2019	102	FV	211,000	0	.	.	211,000	211,000	Year End Roll	1/3/2019
2018	102	FV	174,700	0	.	.	174,700	174,700	Year End Roll	12/20/2017
2017	102	FV	162,600	0	.	.	162,600	162,600	Year End Roll	1/3/2017
2016	102	FV	162,600	0	.	.	162,600	162,600	Year End	1/4/2016
2015	102	FV	153,300	0	.	.	153,300	153,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIMASCIO KRISTI	56366-264		1/27/2011		150,400	No	No		
MEADOW DINAH	47273-61		4/13/2006		215,000	No	No		
MEADOW DINAH	46034-401		9/6/2005	Family		1	No	No	
WARREN JOHN M	27271-415		5/6/1997		77,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2017								
10/10/2017								
5/6/2000								

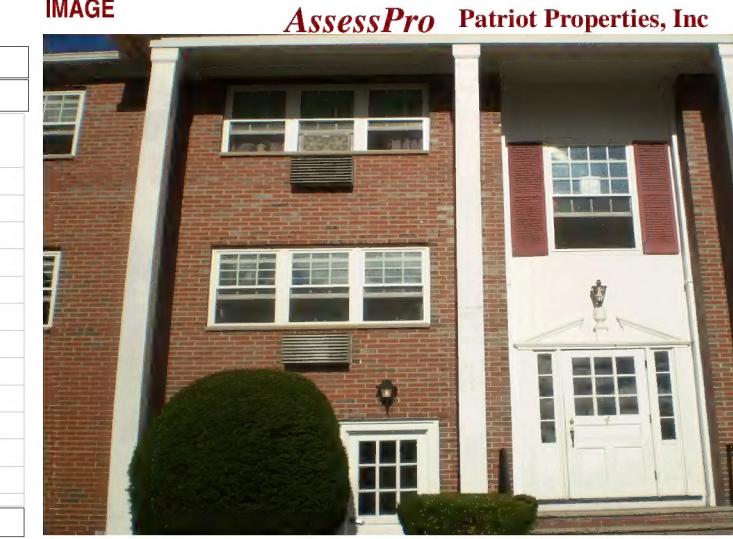
ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2017			
Measured		DGM	D Mann
197			PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH		
Type: 7 - Condo Garden			Full Bath: 1 Rating: Average	A Bath:	Rating:	646-8177, Building Number 4.					
Sty Ht: 1 - 1 Story			3/4 Bath:		Rating:						
(Liv) Units: 1 Total: 1			A 3QBth:		Rating:						
Foundation: 3 - BrickorStone			1/2 Bath: 0		Rating: Average						
Frame: 2 - Steel			A HBth:		Rating:						
Prime Wall: 7 - Brick			OthrFix:		Rating:						
Sec Wall:		%	RESIDENTIAL GRID								
Roof Struct: 2 - Hip			OTHER FEATURES			1st Res Grid Desc: Line 1 # Units 1					
Roof Cover: 1 - Asphalt Shgl			Kits: 1 Rating: Average	A Kits:	Rating:						
Color: BRICK			Frl: 0 Rating: Average	WSFlue:	Rating:						
View / Desir: N - NONE											
GENERAL INFORMATION			CONDO INFORMATION			REMODELING			RES BREAKDOWN		
Grade: C - Average			Location: F - Front			Exterior:		No Unit	RMS	BRS	FL
Year Blt: 1965	Eff Yr Blt:		Total Units:			Interior:		1	3	1	0
Alt LUC:	Alt %:		Floor: 2 - 2nd Floor			Additions:					
Jurisdict:	Fact: .		% Own: 0.552500010			Kitchen:					
Const Mod:			Name: 24 - 6039			Baths:					
Lump Sum Adj:			DEPRECIATION			Plumbing:					
Avg Ht/FL: STD			Phys Cond: AV - Average	30. %		Electric:					
Prim Int Wal: 2 - Plaster			Functional:			Heating:					
Sec Int Wall:		%	Economic:			General:					
Partition: T - Typical			Special:			Totals			1	3	1
Prim Floors: 4 - Carpet			Override:								
Sec Floors:		%	CALC SUMMARY			COMPARABLE SALES					
Bsmnt Flr:			Basic \$ / SQ: 325.00			Rate	Parcel ID	Typ	Date	Sale Price	
Subfloor:			Size Adj.: 1.48360658								
Bsmnt Gar:			Const Adj.: 1.06018400								
Electric: 3 - Typical			Adj \$ / SQ: 511.191								
Insulation: 2 - Typical			Other Features: 32714								
Int vs Ext: S			Grade Factor: 1.00								
Heat Fuel: 3 - Electric			NBHD Inf: 1.00000000								
Heat Type: 6 - Elec Base/B			NBHD Mod:								
# Heat Sys: 1			LUC Factor: 1.00								
% Heated: 100	% AC: 100		Adj Total: 344540								
Solar HW: NO	Central Vac: NO		Depreciation: 105429								
% Com Wal	% Sprinkled		Deprecated Total: 239111								

MOBILE HOME			Make:	Model:	Serial #	Year:	Color:									
SPEC FEATURES/YARD ITEMS																
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 056.A-0004-0006.0																



SUB AREA			SUB AREA DETAIL		
Code GLA	Description Gross Liv Ar	Area - SQ 610	Rate - AV 511.190	Undepr Value 311,827	Sub Area
					% Usbl
					Descrip
					% Type
					Qu # Ten
IMAGE			AssessPro Patriot Properties, Inc		